



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**Tentative Notice of Action**

*Promoting the wise use of land  
Helping build great communities*

<b>MEETING DATE</b> June 2, 2006 <b>LOCAL EFFECTIVE DATE</b> June 17, 2005 <b>APPROX FINAL EFFECTIVE DATE</b> July 8, 2006	<b>CONTACT/PHONE</b> Mike Wulkan, Project Planner 805-781-5608	<b>APPLICANT</b> Randel and Kimberly Haslett	<b>FILE NO.</b> DRC2005-00151
<b>SUBJECT</b> Request by Randel and Kimberly Haslett for a Minor Use Permit/Coastal Development Permit to allow an approximately 625 square-foot addition to the lower and upper living levels of an existing 2,010 square-foot, split-level dwelling, plus a covered patio on the lower level. The project will result in the disturbance of an additional approximately 1,000 square feet of an approximately 5,350 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 425 Highland Drive in the community of Los Osos. The site is in the Estero Bay Planning Area.			
<b>RECOMMENDED ACTION</b> Approve Minor Use Permit/Coastal Development Permit DRC2005-00151 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
<b>ENVIRONMENTAL DETERMINATION</b> A Class 1 Categorical Exemption was issued on April 24, 2006 (ED05-421)			
<b>LAND USE CATEGORY</b> Residential Single-Family	<b>COMBINING DESIGNATION</b> Local Coastal Program, Archaeologically Sensitive Area	<b>ASSESSOR PARCEL NUMBER</b> 074,203,020	<b>SUPERVISOR DISTRICT:</b> 2
<b>PLANNING AREA STANDARDS:</b> Los Osos Urban Area: RSF #1: Height Limitations Los Osos Urban Area: #26: Upland Area, Setbacks <i>Does the project meet applicable Planning Area Standards? Yes - see discussion</i>			
<b>LAND USE ORDINANCE STANDARDS:</b> Section 23.01.043: Appeals to the Coastal Commission (Coastal Appealable Zone) Section 23.07.104: Archaeologically Sensitive Area Section 23.07.120: Local Coastal Program <i>Does the project conform to the Coastal Zone Land Use Ordinance Standards? Yes - see discussion.</i>			
<b>FINAL ACTION</b> This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing.  The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

EXISTING USES: Split level single-family dwelling with attached garage	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Single Family Residential (SFR)/single-family residences <i>South:</i> SFR/vacant <i>East:</i> SFR/single-family residences <i>West:</i> SFR/single-family residences	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Los Osos Community Advisory Council, Public Works, CDF/County Fire, Los Osos CSD, Regional Water Quality Control Board, and the California Coastal Commission.	
TOPOGRAPHY: Gently sloping from south to north	VEGETATION: Grasses, ornamental trees and vegetation
PROPOSED SERVICES: Water supply: Golden State Water Sewage Disposal: Individual septic system Fire Protection: CDF/County Fire	ACCEPTANCE DATE: March 22, 2006

## DISCUSSION

### COASTAL ZONE LAND USE ORDINANCE STANDARDS:

#### *Section 23.01.043: Appeals to the Coastal Commission (Coastal Appealable Zone)*

The project is appealable to the Coastal Commission because the site is between the first public road and the ocean.

#### *Section 23.07.104: Archaeologically Sensitive Area*

A preliminary site survey is required prior to the issuance of a land use or construction permit in order to determine the likelihood of the existence of resources. In the event archaeological resources are discovered during construction, construction activities shall cease and the other standards specified in Section 23.05.140 shall apply. John Parker, Parker & Associates, a qualified professional, conducted a Phase I Archaeological Surface Survey on February 1, 2006. The survey did not find evidence of cultural resources. The Conditions of Approval require that in the event that archaeological resources are discovered during construction, construction activities shall cease, and the Planning and Building Department (and in the event of human remains, the County coroner) shall be notified so that resources can be recorded and their disposition handled in accordance with state and federal law. Therefore, as conditioned, the project complies with this standard.

#### *Section 23.07.120 - Local Coastal Program*

The project site is located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program.

### COASTAL PLAN POLICIES:

The project is consistent with the Local Coastal Plan. The most relevant policies follow.

Shoreline Access: ☒ Policy No. 2: New Development

Recreation and Visitor Serving: N/A

Energy and Industrial Development: N/A

Commercial Fishing, Recreational Boating and Port Facilities: N/A

Environmentally Sensitive Habitats: N/A

Agriculture: N/A

Public Works: N/A

Coastal Watersheds: N/A

Visual and Scenic Resources: ☒ Policy 2: Site Selection for New Development

Hazards: N/A

Archaeology: ☒ Policy 1: Protection of Archaeological Resources  
Policy 4: Preliminary Site Survey

Air Quality: N/A

#### COASTAL PLAN POLICY DISCUSSION:

##### *Shoreline Access*

Policy 2, New Development: the proposed project is consistent with this policy that new development provide maximum public access from the nearest public roadway to and along the shoreline, with exceptions, because the site is not adjacent to the coast, there is no direct access from the site to the shoreline, and the project will not interfere with public access to the coast.

##### *Visual and Scenic Resources*

Policy 2, Site Selection for New Development: the proposed project is consistent with this policy because the proposed addition will not interfere with public views to the ocean.

##### *Archaeology*

Policy 1, Protection of Archaeological Resources and Policy 4, Preliminary Site Survey: the proposed project is consistent with these policies to protect known and potential archaeological resources, and to require a preliminary site survey. A qualified professional conducted a Phase I Archaeological Surface Survey on February 1, 2006. The survey did not find evidence of cultural resources. The project is conditioned to protect archaeological resources in the event that they are unearthed or discovered during construction.

***Does the project meet applicable Coastal Plan Policies?*** Yes, as conditioned.

#### PLANNING AREA STANDARDS:

##### *Los Osos Urban Area: RSF #1: Height Limitations*

The proposed building height of approximately 16 feet is within the maximum building height of 28 feet, as measured from average natural grade.

##### *Los Osos Urban Area: #26: Upland Area, Setbacks*

The proposed addition meets the required setbacks for the Redfield Woods area, as follows:

	Required Setback	Proposed Setback	Status
Front	20'	27' (no addition on front)	O.K.
Side	5'	5'	O.K.
Rear	5	25'	O.K.

COMMUNITY ADVISORY GROUP COMMENTS:

On March 23, 2006, the Los Osos Community Advisory Council reviewed the proposed project and recommended approval without comments.

AGENCY REVIEW:

*Public Works:* Recommend approval

*Building Division:* no additional plumbing fixtures allowed on existing septic systems in the Prohibition Zone

*CDF/County Fire:* residential fire safety plan requirements provided; to be met prior to final inspection

*Los Osos CSD:* no comment

*Regional Water Quality Control Board:* project is acceptable, as it does not appear to include additional plumbing fixtures, bathrooms or bedrooms

*California Coastal Commission:* no comments submitted prior to preparation of this staff report

STAFF COMMENTS:

The proposed project consists of addition of a family room and an office/crafts room, as well as relocation of existing bathrooms and a laundry room. The proposed project meets the local and Regional Water Quality Control Board requirements for new development within the Prohibition Zone, because there will be no net increase in plumbing fixtures, and no new bedrooms or living rooms. In addition, the proposed new rooms will provide adequate openings to the rest of the house, according to the Building Division.

LEGAL LOT STATUS:

The existing lot was legally created by a recorded map at a time when that was a legal method of creating lots, and is also considered a legal lot by virtue of existing development (*Lot 10, Block 17, Redfield Woods*).

Staff report prepared by Mike Wulkan and reviewed by Matt Janssen

## EXHIBIT A - FINDINGS

### *CEQA Exemption*

- A. The project qualifies for a Categorical Exemption (Class 1) pursuant to CEQA Guidelines Section 15301, because the proposed project is an addition to an existing structure, representing an increase of 50 percent or less of existing floor area, or 2,500 square feet, whichever is less.

### *Minor Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan, because a single-family residence is an allowable use, and as conditioned, is consistent with all of the General Plan policies, including policies for archaeology.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use, because the construction of an addition to an existing single-family residence does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety, and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development, because it is an addition to an existing single-family residence that is similar in nature to, and will not conflict with, the surrounding lands and residential uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project, because the proposed addition will result in an insignificant or no increase in traffic.

### *Coastal Access*

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and will not inhibit access to the coastal waters and recreation areas.

## **EXHIBIT B - CONDITIONS OF APPROVAL**

### **Approved Development**

1. This approval authorizes development of an approximately 625 square-foot addition to the lower and upper living levels of an existing 2,010 square-foot, split-level dwelling, plus a covered patio on the lower level.
2. A maximum height of 28 feet (as measured from average natural grade)
3. All development shall be consistent with the approved site plan, floor plans, and elevations.

### **Conditions required to be completed at the time of application for construction permits**

#### ***Site Development***

4. At the time of application for construction permits, plans submitted shall show all development consistent with the approved site plan, floor plan, and architectural elevations.
5. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

#### ***Fire Safety***

6. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan dated March 24, 2006, prepared by the CDF/County Fire Department for this proposed project.

#### ***Services***

7. **At the time of application for construction permits**, the applicant shall provide a letter from the Los Osos Community Services District stating they are willing and able to service the property.

#### ***Building and Construction Ordinance***

8. **At the time of application for construction permits**, the applicant shall submit evidence that the existing septic system is to be properly abandoned, and that the relocated septic system is adequate to serve the proposal and meets required setbacks.

### **Conditions to be completed prior to issuance of a construction permit**

#### ***Fees***

9. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

**Conditions to be completed during project construction**

***Archaeology***

10. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
  - a. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
  - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

**Conditions to be completed prior to final building inspection**

***Fire Safety***

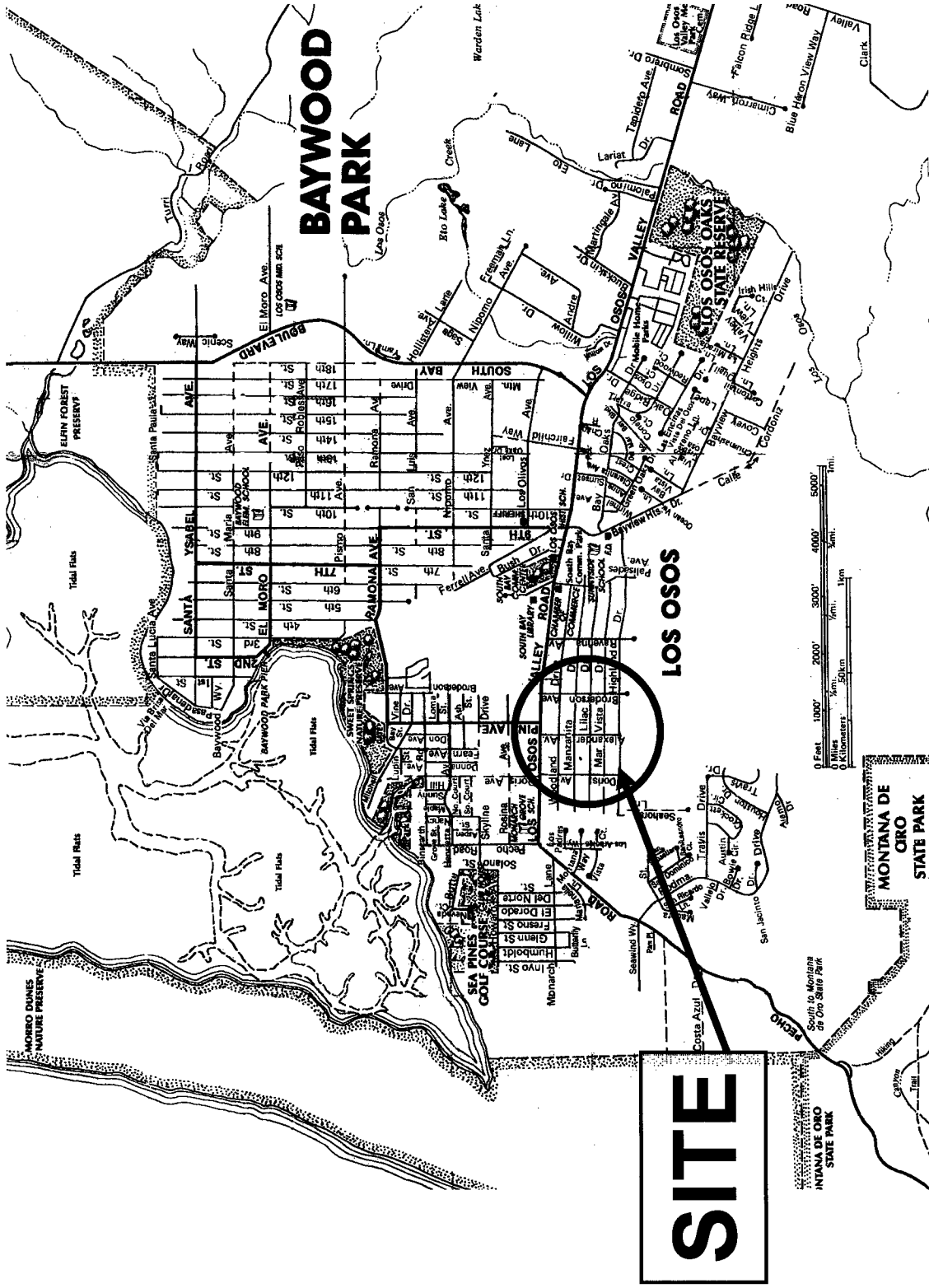
11. Prior to final inspection, the applicant shall obtain final inspection and approval from CDF/County Fire for all required fire/life safety measures.

***Miscellaneous***

12. Prior to occupancy of any structure associated with this approval, the applicant shall contact the County Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

**On-going conditions of approval (valid for the life of the project)**

13. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Coastal Zone Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Coastal Zone Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
14. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.



**PROJECT**

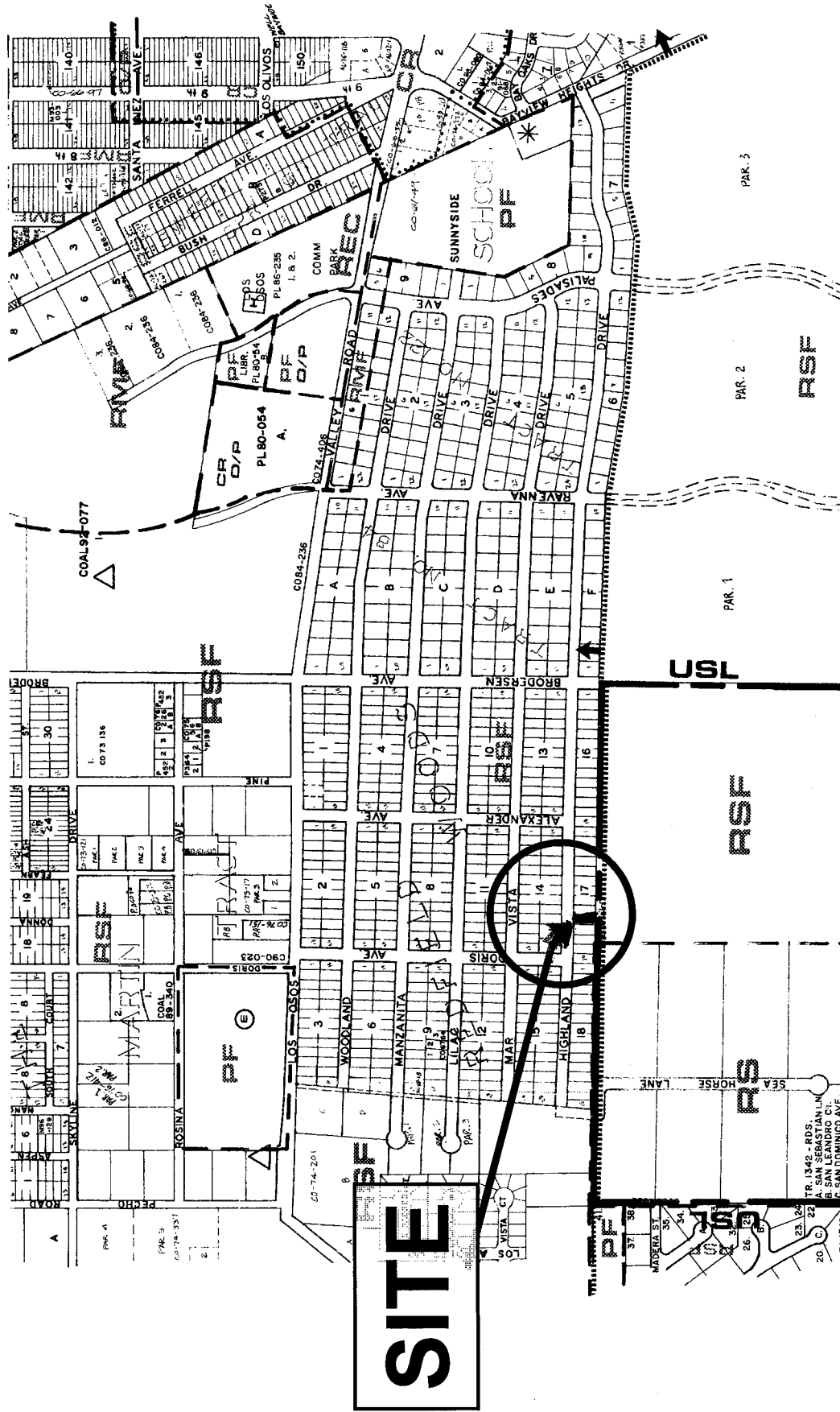
Minor Use Permit  
HASLETT DRC2005-00151



**EXHIBIT**

Los Osos Vicinity





PROJECT

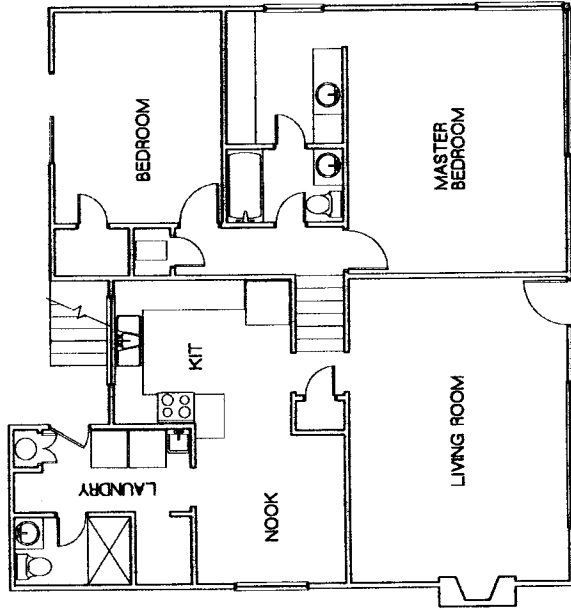
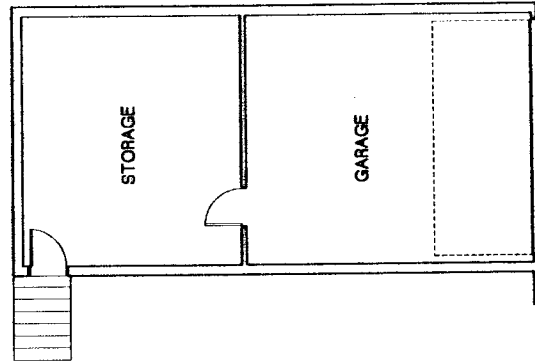
Minor Use Permit  
HASLETT DRC2005-00151

EXHIBIT

Los Osos Land Use Category







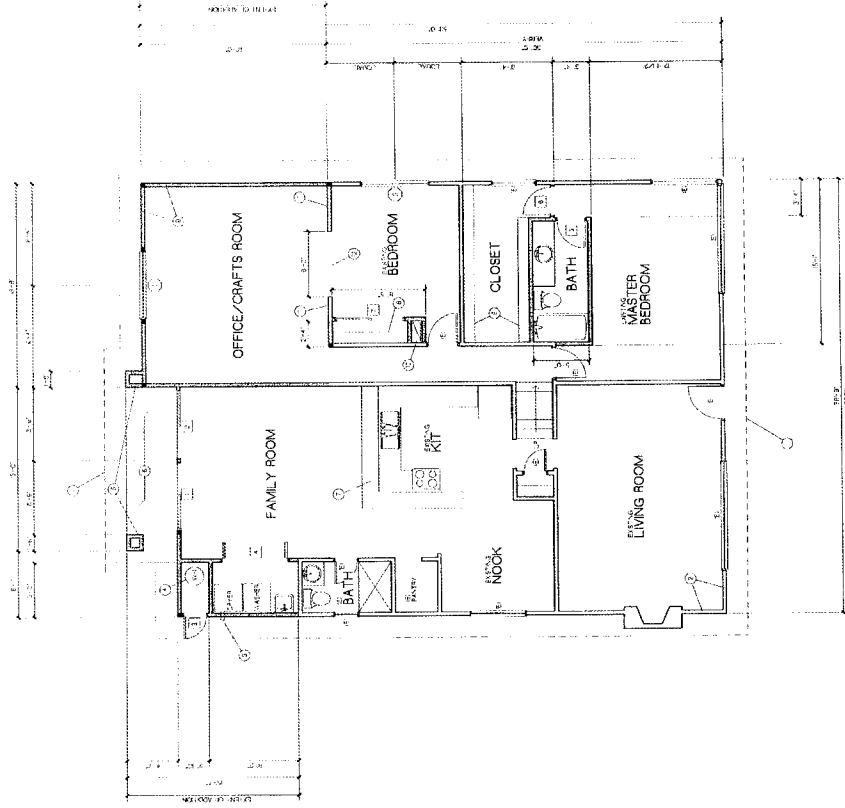
PROJECT

Minor Use Permit  
HASLETT DRC2005-00151

EXHIBIT

Existing Floor Plan





UPPER FLOOR PLAN  
OF HOUSE

WALL PAPERING  
2005-00151  
2005-00151

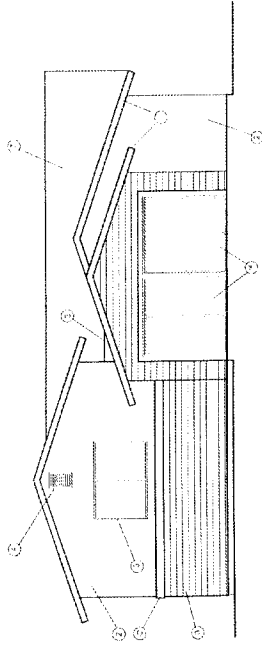
PROJECT

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HASLETT DRC2005-00151

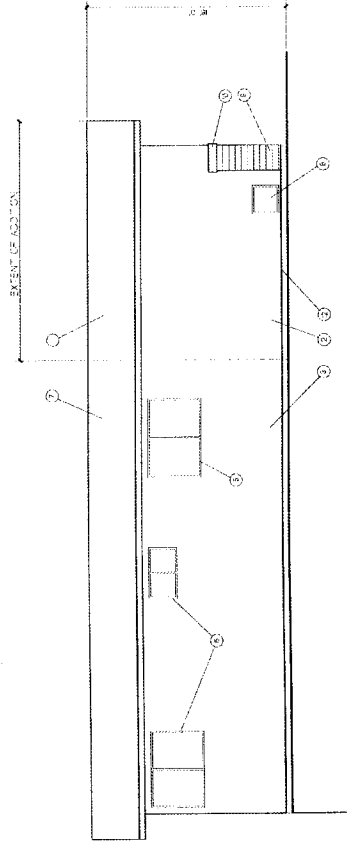


EXHIBIT

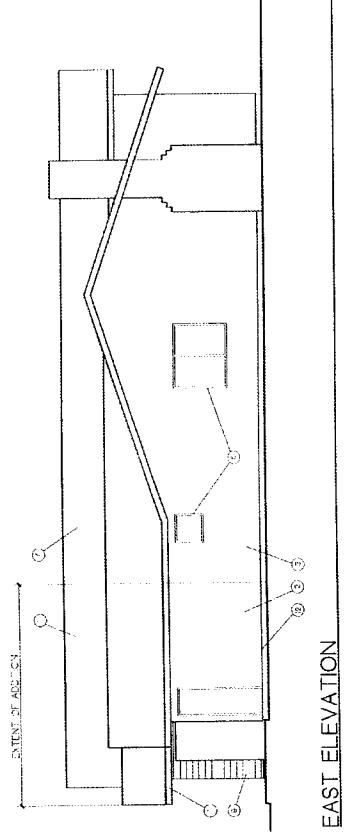
Proposed Floor Plan



SOUTH ELEVATION  
1/8" = 1'-0"



WEST ELEVATION  
1/8" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"

PROJECT

Minor Use Permit  
HASLETT DRC2005-00151

EXHIBIT

Elevations



## **LOS OSOS COMMUNITY ADVISORY COUNSEL PROJECT REFERRAL RESPONSE**

**File Number:** DRC2005-00151

**Date:** 3/23/2006

**Planner:** Mike Wulkan

**Applicant:** Haslett

**Address:** 425 Highland Dr.

**Project** – Add 622 sq.ft. family room and office/craft room to existing 2<sup>nd</sup> level. No additional plumbing fixtures added.

**Council Recommendation** - This referral be approved.

Send copy of the staff report for the project: No

Send notice of public hearing for the project: No

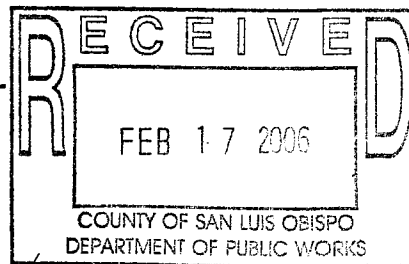
Send notice of the final action for the project: No



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL



DATE: 2/9/06

From to PCW

To FROM: ☐ - South County Team ☐ - North County Team ☒ - Coastal Team

PROJECT DESCRIPTION: File Number: DRC 2005-00151 Applicant: Haslett  
mup - SFR addition / 622 sq. ft. Site located  
off Highland Drive, Los Osos. APN: 074-203-020

Return this letter with your comments attached no later than: 2/24/06

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES (Please go on to PART II.)  
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
☒ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

recomm approval

3-8-6  
Date

Qu Paul  
Name

5271  
Phone



MTW

10  
SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDINGVICTOR HOLANDA, AICP  
DIRECTOR

## THIS IS A NEW PROJECT REFERRAL

DATE: 2/9/06TO: Bldg.FROM: ☐ - South County Team ☐ - North County Team ☒ - Coastal TeamPROJECT DESCRIPTION: File Number: DRC 2005-00151 Applicant: Haslett  
MUP - SFR addition / 622 sq. ft. Site located  
off Highland Drive, Los Osos. APN: 074-203-020Return this letter with your comments attached no later than: 2/24/06

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☐ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No Additional Plumbing fixtures allowed  
on existing Septic Systems in Prohibition Zone2/22/06  
DateBarry Telle  
Name781-5628  
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: [planning@co.slo.ca.us](mailto:planning@co.slo.ca.us)

FAX: (805) 781-1242

WEBSITE: <http://www.sloplanning.org>





MTW

# CDF/San Luis Obispo County Fire

## RESIDENTIAL FIRE SAFETY PLAN

Date: March 24, 2006

Project Number(s): <b>DRC2005-00151</b>	Name: <b>Randel &amp; Kimberly Haslett</b> <b>425 Highland Drive</b> <b>Los Osos, CA 93402</b>  <b>Randy Dettmer</b> <b>663 Hill Street</b> <b>San Luis Obispo, CA 93405</b>
Project Location: <b>425 Highland Drive</b>	City: <b>Los Osos</b>
Mailing Address: <b>Coastal Team</b> <b>Planning &amp; Building Department</b> <b>County Government Center</b>	City/State/Zip: <b>San Luis Obispo, CA 93408</b>
Phone Number(s): <b>Haslett 550-4922</b> <b>Dettmer 541-4864</b>	Cross Street: <b>Doris Avenue</b>
<b>Notes: 622 square foot addition to existing dwelling</b>	

The following **checked** items are required to be completed prior to final inspection of this project. When you have completed each item checked, initial and date that they are completed. When all items checked are completed please call for a fire department final inspection, **(805) 543-4244, extension #2220**. Inspections will be completed on the following Tuesday for South County areas and Thursday for North County areas. Please have your County issued permit card on site and visible.

This project is located approximately **five** minutes from the closest CDF/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wildland fires. It is designated as a **Moderate** Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

<b>The following standards are required:</b>	<b>Owner- Agent Initials</b>
<input type="checkbox"/> 30-foot building setback from property line required <b>**Note: All setbacks are subject to County Planning Department approval.</b>	
<input type="checkbox"/> A residential fire sprinkler system is required (NFPA 13D)	
<input type="checkbox"/> A water storage tank is required that gravity feeds a residential fire connection	
<input type="checkbox"/> gallons of water storage required	
<input type="checkbox"/> Automatic Fill, Sight Gauge & Venting System required	
<input type="checkbox"/> Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe	
<input type="checkbox"/> System gravity drain required	
<input type="checkbox"/> Fire connection shall be located on the approach to the structure(s)	
<input type="checkbox"/> Fire connection must be located not less than 50 feet & no more than 150 feet from the structure	
<input type="checkbox"/> Fire connection must be located within 8-feet of the driveway & 24 inches above grade	
<input type="checkbox"/> Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with cap. The outlet must face toward the driveway at a 90° angle.	
<input type="checkbox"/> If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection	
<input type="checkbox"/> Blue dot reflector must be located near fire connection	
<input checked="" type="checkbox"/> A fire hydrant is required that can deliver <b>750</b> gallons per minute for 2 hours.	
<input checked="" type="checkbox"/> Must submit a completed CDF Community Water System Verification Form	
<input checked="" type="checkbox"/> Two 2 1/2" outlets and one 4" outlet with National Standard threads	
<input checked="" type="checkbox"/> Within 8 feet of the roadway	
<input checked="" type="checkbox"/> Place a blue dot reflector on roadway, just off center, on the side of the hydrant	
<input checked="" type="checkbox"/> Hydrant must be located within <b>300</b> feet of the residence.	
<input checked="" type="checkbox"/> 18- foot access road required	

<input checked="" type="checkbox"/>	All weather surface capable of supporting 20 tons	
<input checked="" type="checkbox"/>	10 foot fuel modification required on both sides of road	
<input checked="" type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"	
<input checked="" type="checkbox"/>	Where road exceeds a 12% grade, it must be a nonskid surface	
<input checked="" type="checkbox"/>	If road exceeds a 16% grade, it must be certified by an engineer	
<input checked="" type="checkbox"/>	Road must be named using the County standard signage	
<input checked="" type="checkbox"/>	Driveway must be <b>10 feet</b> wide	
<input checked="" type="checkbox"/>	All weather surface capable of supporting 20 tons	
<input checked="" type="checkbox"/>	Where driveway exceeds a 12% grade, it must be a nonskid surface	
<input checked="" type="checkbox"/>	If driveway exceeds a 16% grade, it must be certified by an engineer	
<input checked="" type="checkbox"/>	10 foot fuel modification required on both sides of the driveway	
<input checked="" type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"	
<input checked="" type="checkbox"/>	Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of the residence/structure	
<input checked="" type="checkbox"/>	Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (exception: 16' wide driveways)	
<input type="checkbox"/>	Bridge is required to support a fire engine load weight of 20 tons	
<input type="checkbox"/>	Bridge must have a sign indicating load & vertical clearance limits at entrances	
<input type="checkbox"/>	One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility	
<input type="checkbox"/>	Gate entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway	
<input type="checkbox"/>	Center line of lane turning radius must be at least 25 feet	
<input type="checkbox"/>	Provide Fire Department emergency access (approved keys or switches may be used)	
<input type="checkbox"/>	<b>100 feet</b> of vegetation clearance is required for defensible space	
<input checked="" type="checkbox"/>	Maintain a fire clearance of 30 feet around all buildings & structures	
<input type="checkbox"/>	Within the area of 30'-100' from structures, additional fire reduction measures shall be required.	
<input checked="" type="checkbox"/>	Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof	
<input checked="" type="checkbox"/>	A <b>Class B</b> non-combustible roof is required, including the following checked items:	
<input checked="" type="checkbox"/>	Where roof allows a space between roof covering & roof decking, spaces must prevent flames & embers and be fire-stopped with approved materials or have 1 layer of No. 72 ASTM cap sheet installed over the combustible decking	
<input checked="" type="checkbox"/>	Valley flashings shall not be less than 0.016-inch (0.41 mm) (No. 28 galvanized sheet gage) corrosion –resistant metal installed over a minimum 36" wide underlayment of 1 layer of No. 72 ASTM cap sheet running the full length of valley	
<input checked="" type="checkbox"/>	Roof attics and vents shall resist intrusion of flame & ember into attic area or shall be protected by corrosion resistant, non-combustible wire mesh with ¼ inch openings	
<input checked="" type="checkbox"/>	Vents shall not be installed in eaves or cornices, unless designated to prevent intrusion of flame & burning embers into the attic area of the structure.	
<input checked="" type="checkbox"/>	Roof gutters shall provide the means to prevent accumulation of leaves & debris	
<input type="checkbox"/>	Fire-resistive (non-combustible) siding is required	
<input type="checkbox"/>	Boxed-in eaves are required	
<input checked="" type="checkbox"/>	Highly visible permanent address numbers shall be placed at the driveway entrance. (minimum 4" letter/number height, 3/8 inch stroke)	
<input checked="" type="checkbox"/>	Highly visible address numbers shall be placed on the residence(s). (minimum 4" letter/number height, 3/8 inch stroke).	
<input type="checkbox"/>	Each dwelling unit requires a separate address. Contact Leonard Mansell at SLO County Planning Dept for more information at (805) 781-5199.	
<input checked="" type="checkbox"/>	Smoke detectors are required in all sleeping areas & in hallways leading to sleeping areas	
<b>Other Requirements:</b>		

When all of the fire safety requirements have been completed, please call the Fire Prevention Bureau at (805) 543-4244, extension #2220 to arrange for your final inspection.

**Chad Zrelak**  
**Fire Captain**



## MEMORANDUM

**TO:** Department of Planning and Building  
Coastal Team

**FM:** George J. Milanés, Utilities Manager *GJM 2/23/06*

**RE:** Project Referrals

**DATE:** February 23, 2006

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**Project Number/Name**

DRC 2005-00151 / Haslett

No Comment



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

RECEIVED  
FEB 21 2006

DATE: 2/9/06

BY: MM

TO: L.O. C.S.D.

FROM: ☐ - South County Team ☐ - North County Team ☒ - Coastal Team

PROJECT DESCRIPTION: File Number: DRC 2005-00151 Applicant: Haslett  
MUP - SFR addition / 622 sq. ft. Site located  
off Highland Drive, Los Osos. APN: 074-203-020

Return this letter with your comments attached no later than: 2/24/06

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES  
☒ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☐ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No Comment Please note - only gave  
us 3 days to respond upon receipt -

2/23/06  
Date

George Hibner  
Name

528-9376  
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: [planning@co.slo.ca.us](mailto:planning@co.slo.ca.us) • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

06 FEB 21 AM 11:10

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THIS PROJECT IS ACCEPTABLE, GIVEN THAT IT DOES NOT SEEM TO INCLUDE  
ANY ADDITIONAL PLUMBING FIXTURES, BATHROOMS, OR BEDROOMS

2-28-06  
Date

Allison Milhollen  
Name

549-3982  
Phone

